

Cranbrook School  
5 Victoria Road  
Bellevue Hill NSW 2023

9 April 2018

Dear Sir,

# **HORDERN OVAL PRECINCT REDEVELOPMENT CAPITAL INVESTMENT VALUE**

We have prepared an estimate of the Capital Investment Value (CIV) for the above project in accordance with the Environmental Planning and Assessment Regulation 2000.

Our estimated CIV has been prepared in accordance with the NSW Department of Planning 'Planning Circular' (Ref. PS 10-008) published 10 May 2010.

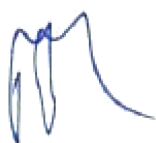
The estimated CIV for the proposed project scope of works is \$125,000,000 excluding GST.

This estimated Capital Investment Value includes all design and construction costs together with all relevant civil & infrastructure works, site services, plant & equipment and all anticipated labour costs.

We have included for the additional Furniture, fittings and equipment required for the facility to operate.

Should you require any further information please do not hesitate to contact us.

Yours faithfully  
WT PARTNERSHIP



PAUL ELPHICK  
National Director

# CRANBROOK SCHOOL

## Hordern Oval Precinct redevelopment

### Capital Investment Value (CIV)

9-Apr-18

*Our estimated CIV has been prepared in accordance with the NSW Department of Planning 'Planning Circular' (Ref. PS 10-008) published 10 May 2010.*

		CIV Estimate	
Facilitating Works		\$	<b>12,642,000</b>
<i>Centenary Building</i>		\$	5,194,000
<i>Aquatic Fitness Centre</i>		\$	2,989,000
<i>Under Oval Car Park</i>		\$	2,009,000
<i>Removal of Excavated material</i>		\$	2,450,000
Building Works		\$	<b>76,342,000</b>
<i>Centenary Building</i>		\$	37,436,000
<i>Aquatic Fitness</i>		\$	29,204,000
<i>Under Oval Carpark</i>		\$	6,370,000
<i>External Works</i>		\$	1,617,000
<i>Landscaping</i>		\$	1,715,000
<b>Subtotal</b>		\$	<b>88,984,000</b>
Main Contractors Preliminaires	16.0%	\$	14,237,440
Overhead & Margin	4.0%	\$	4,129,000
<b>Subtotal</b>		\$	<b>107,350,440</b>
Consultant Fees	8.0%	\$	8,588,000
FF&E		\$	4,080,000
Statutory Authorities Fees, Charges and Contributions	1.2%	\$	1,440,000
Finanace Fees & Charges			Excluded
Land costs and Land Tiltles Fees & Charges			Excluded
School Contingency	2.9%	\$	3,541,560
<b>Total</b>		\$	<b>125,000,000</b>
GST			Not Applicable
<b>Total incl GST</b>			